

Airport

TRADE PARK

Swords Road,
Co. Dublin, K67 NY10

- › 13 new industrial/warehouse/
trade counter units
- › 3,595 - 22,370 sq ft

Coming
soon

Subject to Planning
Permission

Dublin Airport

R132 Swords Road

Carlton Hotel

Airport Trade Park

Airport Trade Park is set to be one of Dublin's premier Trade Parks. The park will feature brand new flexible units ranging from 3,597 sq ft to 20,678 sq ft (subject to planning).

The park is situated on Swords Road with extensive frontage and is within approx. 1.7km of Dublin Airport, immediately opposite the Carlton Hotel.

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The green initiatives we employ to achieve this have included:

- PV panels for all units
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Targeting BREEAM rating 'Excellent'



General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



Planning Use

The site is zoned GE - General Employment under the Final Development Plan 2017-2023 which aims to facilitate opportunities for general employment uses and compatible forms of industry, logistics and warehousing. The developers will be looking to secure planning for the scheme as outlined which will be suitable for potential Trade Counter, Logistics and Industrial uses.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft (sq m) basis.

Unit	Ground Floor	First Floor	Total
1	13,487 (1,253)	1,253 (236)	16,024 (1,489)
2	9,727 (904)	1,746 (162)	11,472 (1,066)
3	4,414 (410)	1,556 (145)	5,970 (555)
4	2,619 (243)	1,154 (107)	3,773 (351)
5	2,619 (243)	1,154 (107)	3,773 (351)
6	2,496 (232)	1,099 (102)	3,595 (354)
7	2,621 (244)	1,154 (107)	3,776 (351)
8	8,145 (757)	1,927 (179)	10,071 (936)
9	6,095 (566)	1,442 (134)	7,537 (700)
10	6,095 (566)	1,442 (134)	7,537 (700)
11	6,846 (636)	1,619 (150)	8,465 (786)
12	19,014 (1,766)	3,356 (312)	22,370 (2,078)
13	13,488 (1,253)	2,894 (269)	16,382 (1,522)

Airport Trade Park

- Industrial/warehouse
- Trade counter

Site plan is indicative and subject to planning permission.

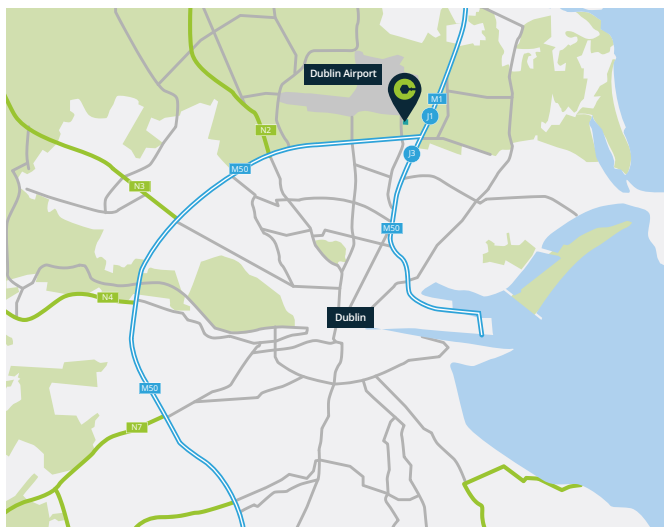
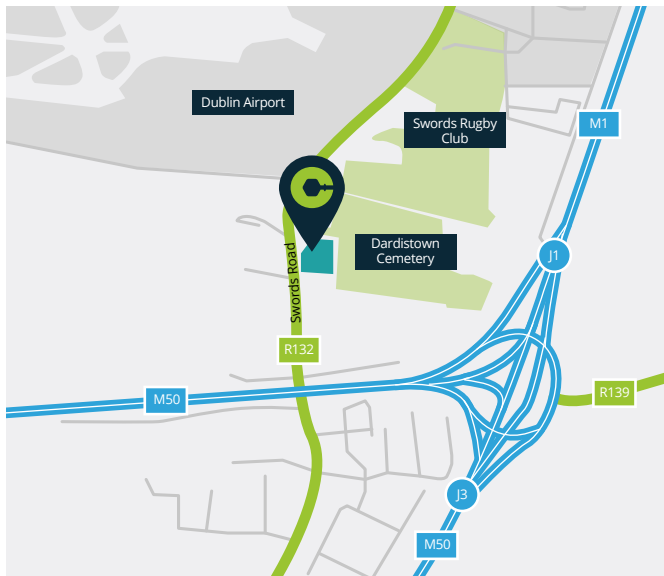


Terms

Available on a leasehold basis.



Airport TRADE PARK



Travel Distances

Road

M1 (J2)	2.5 kilometres
M50 (J3)	4.5 kilometres
M50 Junction 3 (M50/M1)	2.5 kilometres
M50 Junction 4 (Ballymun)	3 kilometres
M50 Junction 9 (N7)	18 kilometres
Dublin City Centre	14 kilometres

Rail:

Clongriffin Train Station	10.5 kilometres
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Airport:

Dublin Airport	1.7 kilometres
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Airport Trade Park,
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